

815 FRYE STREET - WAKE FOREST DUPLEX



Price: \$ 360,000

Status: UNDER CONTRACT

Address: 815 Frye St, Wake Forest, NC 27587

Agent: Thomas T Furlow
 tfurlow@deaton.com
 919-847-1117
 www.deaton.com

OVERVIEW

This duplex, located just one mile north of downtown Wake Forest and the campus of Southeastern Baptist Theological Seminary, offers an excellent value-add opportunity in a highly-desirable location. The property is fully-leased with \$2,190 in gross monthly rent, but rents could be increased with strategic improvements. Built in 1985, the one-story design features identical two-bedroom, one-bathroom floor plans. A new roof was installed in 2020. In 2021, unit 815 had new LVP flooring installed throughout and unit 817 had new LVP flooring installed in the kitchen and bathroom.

UNIT INFORMATION

Unit	Type	Size	Lease	Rent
815	2BD/1BA	878 SF	1/31/2024	\$1,095
817	2BD/1BA	878 SF	1/31/2024	\$1,095
2 UNITS TOTAL		1,756 SF TOTAL		\$2,190 GROSS MONTHLY RENT

PROPERTY INFORMATION

Pin	1841657846	Tax Value	\$168,944
Taxes	\$1,922.88	Lot Size	.21 ACRES
Year Built	1985	Exterior	HARDBOARD
Floors	LVP, VINYL, CARPET	Foundation	SLAB
HVAC	CENTRAL A/C, HEAT PUMPS	Owner Financing	NONE
Utilities	TENANTS PAY UTILITIES	Appliances	RANGE, REFRIGERATOR, W/D CONNECTIONS
Legal Description	LOH GLEN ROYALL BM1941-00038	Zoning	GR5

LOCATION MAP

